

DISTRICT V ADVISORY BOARD

Minutes

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March 6, 2005

7:00 p.m.

Auburn Hills Golf Course Clubhouse

443 S. 135th West

Seven (7) District Advisory Board Members attended the District V Advisory Board meeting. Five City staff attended. Approximately 20 members of the public were present with 17 signing the sign-in sheet.

Members Present

David Almes
Bob Bulman
David Dennis
Maurice Ediger
Andy Johnson
Clarke Sandberg
DeAnn Sullivan
Council Member Bob Martz

Members Absent

Jerry Hoggatt
John Marker
Ann Wellborn

Staff Present

Bradley Haught, Police
Francisco Tejeda, Police
Daniel Boone, Police
Kurt Schroeder, Central Inspection
Dana Brown, City Manager's Office

Guests

Listed on page 5.

Call to Order

Bob Martz, City Council Member, called the meeting to order at 7:07. He welcomed the public and explained the role of the District Advisory Board to advise him on district and citywide issues. He asked all people who wished to speak on an agenda item to wait until the public is given the opportunity during review of the item. Other items not on the agenda would be discussed during the Public Agenda portion. Council Member Martz asked that the public wait to be acknowledged before speaking as well as refrain from disrespectful comments or actions while others were speaking.

Council Member Martz then asked for approval of the minutes for the February 6, 2006 meeting. The minutes were approved 7:0 as presented (Bulman/Almes).

The agenda for March 6, 2006 was also approved with the presenter for the Mobile Home Park item changed to Kurt Schroeder.

Staff Reports

1. Community Police Report

Officer Bradley Haught, Beat 199, introduced **Officer Tejeda** who reported on policing activities for West Patrol including Beats 16, 18, 19, and 199. He said that larcenies had increased which is typical with warmer weather. Theft continues in construction areas with one recently caught in progress in the Kellogg & Maple area around 3:00 a.m. Residential burglaries also increased with non-residential burglaries about the same. In addition, residential larcenies increased and Officer Tejeda reminded residents to not leave valuables in unlocked cars or property easily accessible including bicycles left out

& garage doors open. Automobile larcenies have also increased with some being attributed to students vs. students from Goddard High School, which SCAT is addressing. Several other incidents at Outback Steakhouse have occurred since December. Officer Tejeda also reported that Day Care facilities were being targeted during the cold weather when parents leave their cars running while leaving or picking up their children. Purses and other valuables have been taken.

DAB Members asked for clarification on the legality of go-carts and motorized scooters being driven on the street. **Officer Tejeda** said yes, these are not legal vehicles for operating on the street and residents should contact Police if they observe them. Another member asked about the taser gun being carried by Officer Tejeda and a demonstration was given to the Board.

Officer Daniel Boone introduced himself as new to Community Policing in Beat 18 after serving as a School Resource Officer for many years. He talked about the mailbox thefts on the west side in which checks and credit card offers are stolen and used to create new identification for a Kansas Drivers License with the thief's picture. ID theft takes years to straighten out and residents should be aware of this trend if their mailboxes are not lockable and stand alone, not in a cluster. He warned that the theft ring appears to be two white males who drive a black Honda with gray primer & a spoiler and two white females who drive a green Toyota Camry. The Police Department is working with the US Postal Inspector.

New Business

2. Manufactured Home Regulations

Kurt Schroeder, Central Inspection, presented proposed changes to regulations for mobile home parks to address specific issues in the South Wichita-Haysville Area Plan and to make the City's licensing code consistent with State law. In addition, a number of other issues are being addressed during the revision process such as failure to properly license a park or maintain a park in conformance with applicable codes. A focus for input from stakeholders has been made through mailing notices for public meetings to approximately 170 mobile home park operators and certain changes recommended by this group have been included.

DAB Members asked for clarification on several items: (1) the height of screening walls shown as 6-8 feet to which Schroeder said it could vary according to zoning in the location but the minimum is 6-foot; (2) the licensing fee is applied per lot in the amount of \$40-60 per lot, which is the same as it has been for the past 21 years; and, (3) how much space per person is required in storm shelters and who is responsible for providing to which Schroeder explained 3-4 foot per person is required and the park operator is responsible for providing and ensuring that residents have access to the shelter during threatening weather.

Members of the public then asked questions and made comments on the following:

- **Tom Byrne, 1001 S. Stagecoach**, said he had worked with a mobile home park for 3 years and had attended 3 meetings regarding the proposed changes. His conflicts were the 6-8 foot screening, removal of the grandfathering for screening, such as no longer allowing chain link fence, and licensing required when there are fewer than 5 spaces. Schroeder explained that the screening was dependent upon the Unified Zoning Code in place.
- **Mike Tyrell, representing Mobile Home Living at 2320 E. MacArthur**, said he was opposed to requirements that the park operators to provide a site plan showing the location of the tenants and to be at the mobile home park during bad weather to unlock the shelter. He said that the tenants and security at the park have a key to the shelter. Schroeder said that was acceptable.

- **Charlene Wegner, 10150 S. Hillside**, asked about single lots with only one home on them—do they require an annual license? Schroeder said yes, a license is needed.
- **George Lee, owner of Riverside Mobile Home Park at 4560 S. Hydraulic**, said his park had more than 30 spaces. He referred to the South Wichita-Haysville Plan saying the recommendations would impact about 20% of the stakeholders involved. Lee also said the consultant hired didn't support the recommendations. Schroeder said the consultant actually suggested that the recommendations be more stringent.
- **Jim Winter, Lakeside Mobile Home Park**, asked why he should have to submit another site plan to the city when he'd already sent one to the county. Schroeder said submitting to one or the other was fine.

DAB Members asked for clarification and made comments about screening, foundations for mobile home, licensing, shelters, and the definition of a “park.” Schroeder said approximately 100 sites exist in Wichita with one mobile home. They are exempt from screening and likely in an area zoned Single Family

Action: Comments provided.

3. Farmer's Market Regulations

Kurt Schroeder, Central Inspection, presented proposed regulatory changes to allow farmers markets in “LC,” Limited Commercial zoning districts for more than two days per month. The presentation to the District Advisory Boards was requested by City Council during workshops in which MAPD and OCI staff presented the proposed zoning and recommendations.

Currently, farmers markets are not specifically defined and/or regulated by either the Wichita-Sedgwick County United Zoning Code (UZC) or by the City of Wichita “miscellaneous sale” or “transient merchant” licensing ordinances. In LC areas, these promotions are currently limited to no more than 2 days per month. Typical areas within the city in which these types of markets are now held include the Old Town plaza and a new suburban area in the far eastern area.

The proposed changes include a definition, establishing special zoning districts, and licensing. The licensing would allow an umbrella type of license/application for the “market operator” to complete for all vendors and be primarily responsible for the vendors. Special licenses such as Cereal Malt Beverage would still need to also be obtained by the individual vendor.

Board Members expressed concerns for restricting sales of items other than food, how licenses needed for other sales would be handled, and if insurance was required. Schroeder explained that other items could be sold with “Transient Merchant” licenses and permits regulating the sale of alcohol. Insurance is typically required for liability and personal damage related to the event and its premises.

A **citizen** asked who handles the current farmers’ market on the plaza of Old Town. Schroeder said an annual agreement exists between the market operator and the Merchants of Old Town.

Action: Comments provided.

Public Agenda

This portion of the agenda provides an opportunity for citizens to present items not shown as part of the regular meeting agenda.

4. Wichita's Promise Youth Council

Youth from Maize High School presented information about the Youth Council including its mission, activities, and projects. The youth said that approximately 1-6 students from each high school participate in Youth Council. One of their main projects has been the Action Survey conducted every 2-3 years in which 1,000 teens participate in focus groups to identify the needs and concerns of local youth. In 2003, the main concerns identified were teenage sex and pregnancy and teenage rape, drugs, and alcohol. A second project is the Junior Jump Start in which high school students mentor middle school students in an effort to develop leadership and prevent drug usage. One additional project is known as Hands On in which youth clean up elementary schools and parks. This project will be held this spring. The students encouraged everyone to log onto their website for more information at www.wypc.org.

Council Member Martz thanked the youth for coming to the District Advisory Board and said that DAB V and other DABs typically have youth members on the Boards. He said it was very important to involve youth in local government and civic activities where possible.

Action: Received and filed.

5. Traffic Concerns

Casey Taichman, 758 N. Redbarn, presented concerns about heavy traffic and speeding in his neighborhood, asking whether traffic calming strategies such as speed bumps or tables could be used to address. He said that Police had set up the traffic trailer about 3 or 4 months ago but reported the speeds didn't appear to be concerning. **Council Member Martz** asked staff to follow up with Police and also talk to Public Works about the concerns for this area.

Board Agenda

Updates, Issues, and Reports

Report on activities, events, or concerns in the neighborhoods and/or District V.

Council Member Martz

6. Northwest Bypass Project

The **Council Member** reported that the State's proposed plan for the Northwest Bypass had reached an obstacle. The City and the County had each previously committed \$1.5 million to the project which was to include a storm water detention plan for the area to improve flood control on the west side. Currently, the State is unable to commit the remaining funding for the project for which right-of-way costs alone could be \$40-53 million. Since the first phase of the project is located in Maize, it's difficult for Council Member Martz to obtain city support for the project.

7. Cadillac Lake

Plans for a Regional Storm Water Detention Basin are being developed that include Cadillac Lake in the area of Maize Road & 29th Street. It is needed to handle the drainage from New Market Square and must be built for the next phase of the shopping center. The project would be paid for through the taxes from the development.

8. Fire Station Plan

A study conducted by the City in 1999 recommended that construction of the next fire stations should be located in Districts II and V in order to meet the average response time standard of 4 minutes.

Currently, the response time for those districts is higher than 4 minutes. Council Member Martz pointed out a comparison of the neighboring community of Hutchinson in that has more stations than District V but District V's population is 20% more population than Hutchinson. As a result, the Council Member is asking Council to support the previous plan to build the fire stations as recommended before the City builds fire stations in other districts.

Action: Receive and file.

DAB Members

Board Members commented on several situations:

- 1) Section of 135th Street between Maple & Central is extremely narrow with no shoulder. Staff will ask about condition of the road.
- 2) Question asked whether the project to straighten Central between 119th & 135th was still moving forward to which the Council Member said it yes, it is.
- 3) Report that the overlay on the 119th Street Bridge is extremely rough. Staff will ask Public Works about the surface condition
- 4) Questions about whether channeling work was still in process between Maple & Kellogg through the Dell. The Council Member said that KDOT had changed their commitment of funding to the project and that property owners' permission was required prior to doing any work in the channel

With no further items, the meeting was adjourned at 9:15 p.m.

The next regular meeting for District Advisory Board V is scheduled at Auburn Hills Clubhouse at **7:00 p.m. on April 3, 2006** the second Monday of the month.

Respectfully Submitted,

Dana Brown, Neighborhood Assistant
City Council District V

Guests

Tom Byrne, 1001 S. Stagecoach, 67216
Homer Price, 8156 W. 16th North
Casey Taichman, 758 N. Redbarn
Jerry Goodwin, 14508 W. Kellogg
Mr. & Mrs. George Lee, 4560 S. Hydraulic
Nick Schert, 1313 S. Richmond
Wendy Tyrell, 1384 Bridgewater Ct.
Jim Winter, 2625 S. West St.
Debbie Ford, 4560 s. Hydraulic
Charlene Wegner, 10150 S. Hillside, 67060